

VILLAGE OF BARRINGTON HILLS  
PLAN COMMISSION MEETING  
NOVEMBER 5, 2007

The regular meeting of the Village of Barrington Hills Plan Commission was called to order at 7:30 p.m. by Chairman Bosworth.

Plan Commission Members Present: Kenneth Bosworth, Chairman  
Peter Grande  
Patrick Hennelly  
James O'Donnell  
Lou Anne Majewski  
David M. Stieper

Absent: Joseph Messer  
Thomas Roeser  
Michael Schmechtig

The Attendance Sheet is attached and made part of these Minutes.

**PREVIOUS MINUTES:** Commissioner Majewski made the motion, seconded by Commissioner Stieper, to approve the Minutes of the Special Plan Commission meeting held April 4, 2007 as presented. Motion carried unanimously by voice vote. Commissioner Hennelly made the motion, seconded by Commissioner Stieper, to approve the June 11, 2007 Minutes as presented. Motion carried unanimously by voice vote. (Note: May, July, August, September and October Plan Commission meetings were cancelled.)

**NORTH POINTE SUBDIVISION PHASE II – PRE-APPLICATION CONFERENCE:** Robert Kosin introduced Moe Farooqui, the owner of this parcel which is located on the east side of State Route 25 south of Algonquin Road. Terry Cahill, land planner with Continental Engineering, said the plan would be to propose subdivision of this 3.41 acre parcel into three lots, zoned R 4 (one acre).

A review of the plan indicated septic fields to the north of each lot, with all three houses facing south. Access for Lots 3, 4 and 5 would be by means of individual driveways connecting to a 16 foot easement to the north which would then access State Route 25 to the west. That same easement currently provides access to Lots 1 and 2 to the north in Phase I.

Mr. Cahill explained that they would be seeking a variance for Lot 3's setback from 50 feet to 25 feet as well as a variance on the average lot width from 150 feet to 145 feet. He also believed that lots would only accommodate 4 bedrooms with 100% expansion, rather than the 5 bedroom requirement. He said, if approved, that restriction would be noted on the deed. Commissioner Hennelly suggested turning the house on Lot 3 so as to avoid the need for a setback variance consideration. Both Messrs. Cahill and Farooqui agreed to consider that option, if it wouldn't encroach on the septic area.

In regard to the setback issue, Mr. Kosin explained that when the State resurfaced State Route 25, it took an additional 15 feet in order to create a 62 foot right-of-way, therefore resulting in less acreage on Lot 3. He also went into some detail about the history of this parcel, which was originally in the town of Middlebury and platted with the existing density. The zoning issues will be noted in future proceedings.

No further action was taken on this proposal.

**COMPREHENSIVE PLAN REVIEW:** Konstantine Savoy from Teska Associates, Inc. was present in Lee Brown's absence to obtain direction from the Plan Commission on suggested updates to the Comprehensive Plan, which was amended on November 21, 2005.

Trustee Knoop spoke of the activity taken by the Development Committee with respect to both large parcels located on the periphery as well in the interior of Barrington Hills. He specified certain parcels he thought needed more coverage in the Plan, as well as those that were still in the planning stages that he thought did not need updating yet. He also commented on the frustration the Development Committee has experienced due to the lack of response from so many owners of those large parcels to their initial approaches.

Commissioner Majewski suggested including in the update more specific plans the Village may have on its western border. She pointed out that there is a lot of support from Algonquin and Barrington Hills residents for less density in that area. Chairman Bosworth agreed with her. Trustee Knoop said he'd bring that suggestion before the Board.

Nancy Schumm-Burgess, Executive Director of the Barrington Hills Conservation Trust, spoke of the Horizon Farms parcel, which includes in its 450 acres 410 acres of designated conservation easements and the remaining 40 acres for 8 proposed homesites. She said one of their goals is to work with the Plan Commission to insure good conservation planning in the future. She suggested considering the designation of many Village roads as "scenic roads" to insure

maintaining their rural features synonymous with Barrington Hills. She said she would look further into such designation, first prioritizing which roads are the most sensitive and at greatest risk.

Another issue discussed by the Commission was the Canadian National Railroad, purchaser of the EJ&E, and what could be a potentially severe impact on three crossing within the Village affecting east/west traffic. Mr. Kosin said one concern may be the creation of a side rail holding area where trains could stack until moving to the south.

The Commission then reviewed the suggested items summarized in Village Planning and Zoning Coordinator Neal Waltmire's November 2<sup>nd</sup> memo to Chairman Bosworth:

- Approval of a 14 lot (one acre zoning) Abbey Woods subdivision equipped with sewer and water in the area of Watershed R10 identified in the Plan.
- Village of Inverness boundary agreement.
- Horizon Farm – 400+ acre conservation easement
- Boltz Road / Longmeadow Parkway Road and bridge project in Kane County.
- Canadian National Railroad purchased the EJ&E railroad network.
- Quiet Zone imposed along Northwestern Railroad
- Annexed properties totaling 12 acres
- One disconnection totaling 117 acres
- Approved subdivisions with a combined total of 6 lots in the R-1 five acre zoning district within last 2 years.
- Approved 40 residential building permits.
- Village speed limit reduced to 25 MPH.
- AT&T installed fiber service for video and data.
- Fiscal year changed from May-April to January-December.
- Intergovernmental service agreements with Cuba Township for snow removal.
- Establishment of Police Pension Fund.

Mr. Savoy will prepare an updated revision for presentation and consideration at a future meeting.

**TRUSTEE'S REPORT:** Trustee Knoop reported that in the past few months the Board has been working on both the budget and zoning.

There being no further business, the meeting was adjourned at 9:24 p.m. after being so moved and seconded.

Respectfully submitted,

Lou Anne Majewski  
Recording Secretary